



**APARTMENT 9, ELLIS HOUSE**  
Harrogate

**Carter Jonas**

## **APARTMENT 9, ELLIS HOUSE, ELLIS COURT, CORNWALL ROAD, HARROGATE, HG1 2SH**

Impressive period building · First floor apartment · Two double bedrooms · Utility room · Two bathrooms  
Newly refurbished · Garage · Parking space · Lift  
Communal gardens · Close to town centre · Adjoining the Valley Gardens · No onward chain

The imposing period property, formerly The Royal Bath Hospital, is just off Cornwall Road and stands within attractive communal grounds, which have direct access to the Valley Gardens. The apartment is accessed via attractive and well-maintained communal hallways with lift facilities. Within the flat there is a large reception hallway, a sitting room with attractive period features together with a newly fitted breakfast kitchen, utility room with plumbing for washing machine, new bathroom and two bedrooms including a principal bedroom with a new en-suite shower room.

Ellis House is accessed via electric gates and stands within attractive and well-maintained grounds. On the ground floor the apartment has the advantage of one of the larger secure storerooms and benefits from a good-sized garage with electric door and private parking space in front. There is also ample parking for visitors and the attractive communal gardens are immaculate with a secure pedestrian gate allowing residents direct access into the adjoining Valley Gardens.

This is a truly one-off and individual apartment in a fantastic position convenient to Harrogate's town centre. An internal inspection to appreciate the size and quality of the apartment and position is strongly recommended.

**A FANTASTIC OPPORTUNITY TO PURCHASE THIS MOST IMPRESSIVE FIRST FLOOR APARTMENT WITHIN THIS ATTRACTIVE SOUGHT AFTER GATED DEVELOPMENT IN A SUPERB POSITION ADJOINING THE VALLEY GARDENS. THIS NEWLY REFURBISHED APARTMENT PROVIDES GENEROUS ACCOMMODATION WITH GRAND PROPORTIONS AND HAS THE ADVANTAGE OF A GARAGE AND PARKING SPACE.**



## ADDITIONAL INFORMATION

### Tenure

We are advised that the apartment is held on the remainder of a 999 year lease which commenced in 1997, with each leaseholder owning a share of the freehold and management company. The current service charge is around £2,710 per annum.

### Viewings

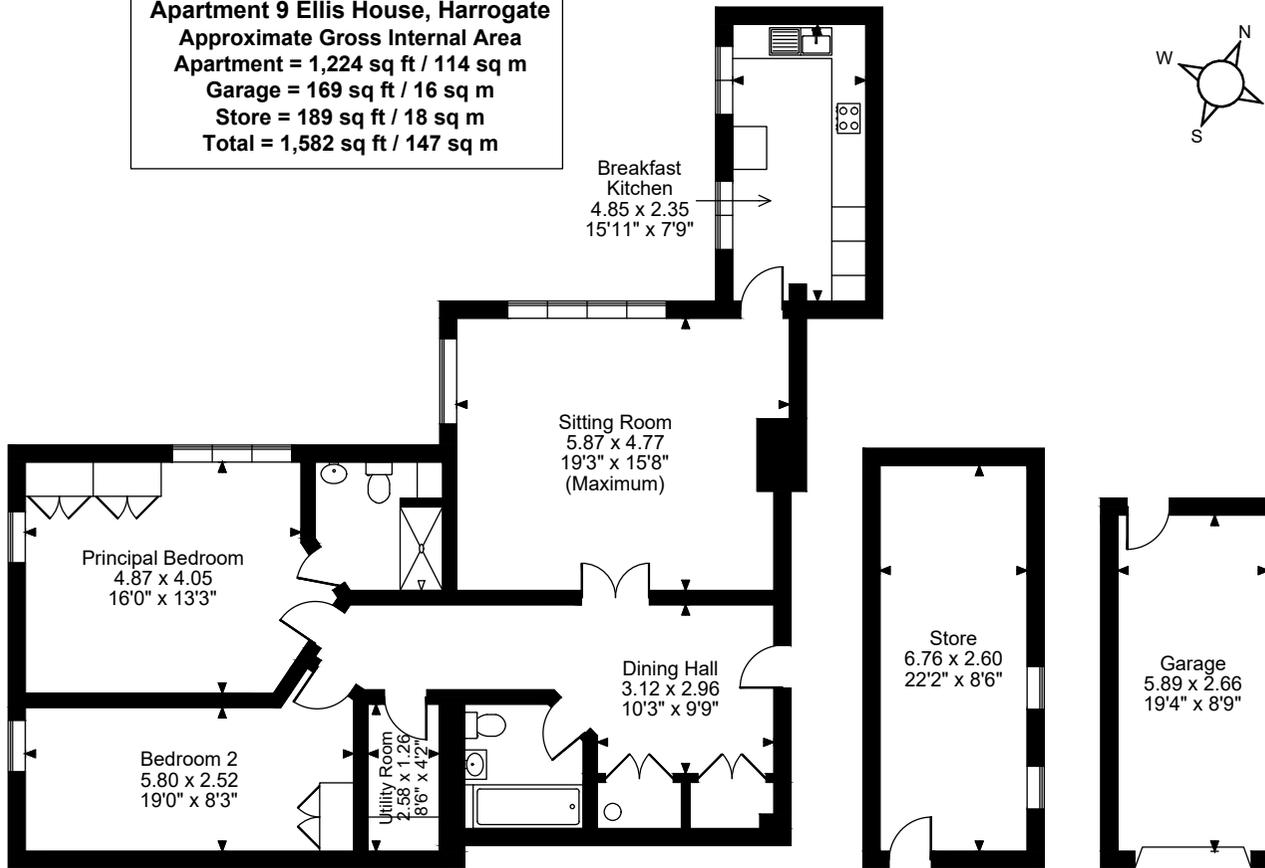
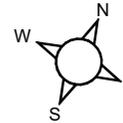
Strictly by appointment through the selling agents - Carter Jonas 01423 523423.

### Directions - HG1 2SH

From our office in the town centre proceed down Montpellier Hill. At the roundabout take the second exit onto Royal Parade then turn left into Cornwall Road. Follow the road for around 300m and the entrance road to Ellis House is on the left hand side.



**Apartment 9 Ellis House, Harrogate**  
**Approximate Gross Internal Area**  
 Apartment = 1,224 sq ft / 114 sq m  
 Garage = 169 sq ft / 16 sq m  
 Store = 189 sq ft / 18 sq m  
**Total = 1,582 sq ft / 147 sq m**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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